156.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,600 / 799,600
					USE VALUE:	799,600 / 799,600
					ASSESSED:	799,600 / 799,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRAND JAMES L &
Owner 2:	PETRIE KRYSTLE L
Owner 3:	
Street 1:	184 CEDAR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MEISSE THELMA E -
Owner 2:	-
Street 1:	184 CEDAR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,512 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 1474 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4512.000	354,800	500	444,300	799,600
Total Card	0.104	354,800	500	444,300	799,600
Total Parcel	0.104	354,800	500	444,300	799,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 542.40 | /Parcel: 542.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 103970

GIS Ref

GIS Ref

Insp Date 01/27/18

!12239!

PREVIOUS ASSESSMENT

Parcel ID 156.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,700	500	4,512.	444,300	799,500	799,500	Year End Roll	12/18/2019
2019	101	FV	270,900	500	4,512.	416,500	687,900	687,900	Year End Roll	1/3/2019
2018	101	FV	221,500	500	4,512.	344,300	566,300	566,300	Year End Roll	12/20/2017
2017	101	FV	221,500	500	4,512.	316,600	538,600	538,600	Year End Roll	1/3/2017
2016	101	FV	215,100	500	4,512.	288,800	504,400	504,400	Year End	1/4/2016
2015	101	FV	202,900	500	4,512.	283,200	486,600	486,600	Year End Roll	12/11/2014
2014	101	FV	202,900	500	4,512.	263,200	466,600	466,600	Year End Roll	12/16/2013
2013	101	FV	202,900	500	4,512.	250,500	453,900	453,900		12/13/2012

PRINT

Date	Time
12/11/20	02:20:41

LAST REV

Date	Time
07/20/18	09:24:57

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12239

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEISSE THELMA E	67573-187		7/6/2016		560,000	No	No		
	20642-188		7/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	861	Addition	160,140	O				
8/1/2016	1054	New Wind	9,209	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2018	Inspected	BS	Barbara S
1/20/2018	TTL REFUSAL	HS	Hanne S
12/13/2008	Meas/Inspect	197	PATRIOT
1/26/2000	Inspected	264	PATRIOT
11/24/1999	Measured	268	PATRIOT
7/17/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4512		Sq. Ft.	Site		0	80.	1.23	9									444,288						444,300	

USER DEFINED

Prior Id # 1:	103970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.10358	Total SF/SM:	4512	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	444,288	Spl Credit		Total:	444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	177.202
Other Features:	91759
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397754
Depreciation:	42957
Depreciated Total:	354796

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

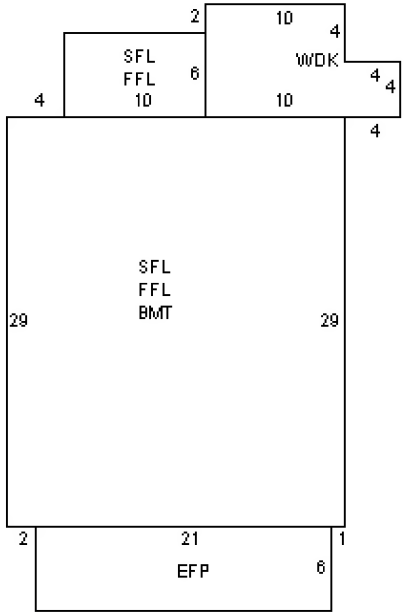
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	177.20
Special Features:	0	Val/Su Net:	148.33
Final Total:	354800	Val/Su SzAd	240.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	756	177.200	133,965
SFL	Second Floor	718	177.200	127,267
BMT	Basement	696	53.160	37,000
EFP	Enclos Porch	126	49.310	6,213
WDK	Deck	96	16.160	1,551

Net Sketched Area:	2,392			Total:	305,996
Size Ad	1474.2000	Gross Are	2430	FinArea	1474

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	1993	6.00	T	20.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500